

LIBERTY TOWNSHIP LAND USE BOARD

Great Meadows, NJ 07838

Wednesday, July 20th, 2022

LOCATION: Liberty Township Municipal Building
349 Mt. Lake Road
Great Meadows, NJ

TIME: 7:30PM

1. CALL TO ORDER AND FLAG SALUTE
2. STATEMENT OF COMPLIANCE – Sunshine Law
3. ROLL CALL
4. MINUTES
5. NEW BUSINESS:
 - a. Petersen – Request for Extension of Time to File
6. DISCUSSION
 - a. Draft Solar Ordinance update
 - b. General Land Use discussion, ordinances and re-exam
7. OPEN TO THE PUBLIC
8. BILLS
9. ADJOURNMENT (Automatic at 10:30PM)

Minutes of the Liberty Township Land Use Board

Regular Meeting July 20th, 2022

The meeting was opened at 7:30pm by Wayne Jarvis who read the Open Public Meetings statement.

Flag salute

Minutes: None

New business

Application: Petersen minor subdivision extension of time. Mr. Garrett Peterson appeared and stated that he had missed the 190-day deadline for filing deeds in the County Clerk's office. In anticipation of a favorable outcome, a Resolution was prepared by Rich Schnieder. The application was moved by Dan Grover and seconded by Dave Snyder. All voted aye. Deeds are under review.

Planning discussion

Solar Ordinance

A committee has been named. However, Dan Grover stated that the ordinance is not in a form that is ready for discussion. Word salad.

Dan Grover's understanding of an ordinance is that it puts together rules, requirements and restrictions to give the Land Use Board a platform from which they can judge an application. Dan is the Township Committee lead on this effort. He reviewed many other ordinances although many were not useful, the draft needs a comprehensive review/"do over".

There is a need to get to the basics before we are in a position to move forward. Eric will go over the ordinance and have it available to the Board in sufficient time before the August meeting.

Dan was particularly concerned with abandoned solar and the need to provide for a performance bond to clean up if necessary. The actual life span of installations is 12-15 years. The estimate should be in future dollars.

Dan also pointed out that there is a need for education of new Board members. Eric used to do a Saturday with coffee and donuts and we should do it again. We will schedule a couple of these in the near future.

Eric said that it is important to have the Board and others involved in the master plan process as it is the foundation for the codes. It will also make it easier to understand what you'd like the Township to look like.

There followed a discussion of other towns being caught by changes like Mansfield and White Township. There is a need for a regular review.

Dan also sees a need for young people to be brought into the process as there are many members of the Board and Township Committee who will age out.

Dan was going over zoning with Autumn and found that most of the farmland parcels are not zoned farmland but are zoned residential. Therefore, the Board needs to look at development as though it could all be developed as homes or solar. An ordinance won't change the fact that all industrial land over 20 contiguous acres is permitted by the State to have solar. Active farms, regardless of zoning, may install solar if it supports the agricultural operation.

There is a need to permit a farmer or resident to put in on-site support solar. Wayne Jarvis supports this approach and it should be simple and clear. It should not require a professional to review for a resident. Wayne sees a need to slow down the movement of solar farms.

Break to Dan and Pete on resolution: The Petersen resolution needing a vote was moved by Dan Grover, seconded by Pete Wicki. All voted aye.

The Board also needs to take a look at a dirt ordinance. The attorney is to provide Eric a copy of an ordinance he has found to be useful. Dan Grover was concerned by contamination he has seen in many places throughout his practice.

Overall, Dan would like to go through section by section. Also noted was the warehousing conflict within the code. We may see some of those kinds of requests in the future.

There was a discussion of potential uses off of US 46. There has been some interest in the Zoning office. We won't attract any business that requires substantial water or sewer. A lot of effort is going on because of the issues at the lake because of the pollution from septic systems. Also, the DEP stormwater classification changed recently. The letter was received just a couple of weeks ago.

Interested to find that the Township adopted a provision to require CO in the event of a rental in 2019. This may be a tool to get systems upgraded and Dan knows of grants. These systems are expensive. There aren't a lot of well-to-do residents able to spend \$30-40 thousand. Larger issues of the lake need Committee, Land Use Board and the Environmental Commission to talk about the larger community and in particular, the lake.

The Township Committee has looked at wind power. Liberty is not a good wind area. We would need to be in grade 3 or 4 but are in grade 2. The turbines would be visible on top of the mountains but most of the area is owned by the State. The Board might look at a wind ordinance in the future.

Dan led a discussion regarding the use of electric vehicles and the storage of the batteries. These have a huge environmental expense and so much of the hoopla is unfounded. There needs to be a look at the cradle to grave impact. These and much larger issues face us.

The attorney is to get Eric Snyder the Kinnelon soil ordinance.

The conclusion of the discussion is to get the solar ordinance word smithed and back to everyone quickly.

The business to come up in the next meeting is a minor lot line adjustment with a variance.

The meeting was opened to the public. There being no one from the public, the meeting was closed to the public.

Bills: Rich Schneider and Paul Ferriero were moved by Dave Snyder, seconded by Kevin Wulf. All voted aye.

Adjournment: The meeting was adjourned at 9pm.

Respectfully submitted,

Eric K. Snyder,

Board Administrator